

# **Housing Authority of the County of Monterey**

## **File # CA033V03**

# **PHA Plans**

5 Year Plan for Fiscal Years 2001 - 2005

Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## Agency Identification

**PHA Name:** Housing Authority of the County of Monterey

**PHA Number:** CA033V01

**PHA Fiscal Year Beginning: (07/2001)**

## Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

## Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☒ Main administrative office of the local government
- ☒ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2001 - 2005**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: *"To provide, administer and encourage quality affordable housing and related services to eligible residents of Monterey County."*

**1. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☒ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☒ Other : *"As capacity allows and funding allows to promote integrating partnership to promote self-sufficiency and asset development of families and individuals."*
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: (PHAS score)
  - ☒ Improve voucher management: (SEMAP score)
  - ☒ Increase customer satisfaction:
  - ☒ Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)  
*Improve Capital Planning and Property Management Reporting.*
  - ☒ Renovate or modernize public housing units:
  - ☒ Demolish or dispose of obsolete public housing:
  - ☐ Provide replacement public housing:
  - ☒ Provide replacement vouchers:

- ☒ Other: (list below)  
*"Dispose of public housing which is financially unfeasible."*

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards *(if possible)*
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists:
- ☒ Convert public housing to vouchers: *"Marginal units only"*
- ☐ Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)  
*"Analyze crime and determine site needs based upon analysis of crimes at sites."*

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: (list below)  
*"Access the services of Central Coast Center for Independent hiring and John XXIII Aids Ministry to increase services for elderly or families with disabilities."*

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☒ Other: (list below)  
*“Provide Housing Counseling under Section 8 and maintain Confidentiality of the disabled.”*

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan  
PHA Fiscal Year 2001**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 ®]

**MISSION STATEMENT**

*“To provide, administer and encourage quality affordable housing and related services to eligible residents of Monterey County.”*

Our Mission Statement describes the path we take to achieve our goals. Our objectives are statements of how the Housing Authority of the County of Monterey (HACM) plans to achieve its mission. More specifically, objectives are goals, measurable steps that provide guides to help accomplish the objectives.

**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY  
5-YEAR PLAN OBJECTIVES AND SUMMARIES**

1. **Continue to perform mission statement:** The monthly quality reviews on mission accomplishments continues with acknowledged success from the Board of Commissioners; We continue to update and validate our reorganization plan and workload efficiency has increased above our expectations; The continued monthly management budget review meetings have given us a trend towards optimum fiscal efficiency; Continued review/analysis of 5 Year Plan to include Consolidated Housing Plans as well as establishing a relationship with County Social Services and other support agencies and non-profits for joint plans have resulted in new joint developments; We have started the process of establishing a formal training program in Maintenance and Force-Account staff; and the Development Department is staffed and programmed to grow with 17 projects in various stages from planning to execution.
2. **Fiscal Stability:** Fiscal Stability is now a reality – planning for continued fiscal stability is now in progress; HACM will increase its asset base by 10% in 5 years – we may exceed the estimate within 2 years; Reaching operational efficiency where operational revenue exceeds expenditures without using other funds to offset operational losses is becoming a reality – we continue grant and alternative funding research and applications with over a 90%, We are becoming entrepreneurial in fiscal funding growth.
3. **Housing and support programs become self-sufficient as a whole:** We continue to review all programs and reduce operational costs while maintaining current standards of Quality of Life/Services and minimize losses of losing programs and find ways to make those programs fiscally viable through mixed housing funding programs – our audit clearly shows we are succeeding; New developments/programs go through the strictest analysis through the development staff and insure fiscal long term supportability. We are in the planning process of a demolition and rebuild plan of our most costly and obsolete complex, Rippling River, to make it cost effective.
4. **Continued evaluation of goals:** Formalize team management is happening and we are maximizing staff participation in continued evaluation of Goals. Strategic Plans are proving dynamic and we are adjusting yearly; The 5 Year Plan is a working document and leadership and teaming relationships are enhancing the process for continued goal analysis and improvements.
5. **Technological improvements/new and upgrades:** We are continually maintaining and upgrading as required with latest technological improvements to increase operational efficiency, which is essential for long-term cost reductions. Cost reductions are evident through our audits.

**In summary, we have met our first year objectives and goals of our 5 Year Plan. In many areas we have not only succeeded, but exceeded our plans and I am proud of this PHA staff for getting refocused and reenergized on the mission.**

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

## Table of Contents

		<u>Page #</u>
i.	Annual Plan	05
ii.	Executive Summary (Five – Year Plan)	05
iii.	Table of Contents	07
	1. Housing Needs	10
	2. Financial Resources	17
	3. Policies on Eligibility, Selection and Admissions	18
	4. Rent Determination Policies	27
	5. Operations and Management Policies	31
	6. Grievance Procedures	32
	7. Capital Improvement Needs	32
	8. Capital Fund Program Tables	34
	9. Demolition and Disposition	51
	10. Designation of Housing	51
	11. Conversions of Public Housing	52
	12. Homeownership	54
	13. Community Service Programs	55
	14. Crime and Safety	58
	15. Pets (Inactive for January 1 PHAs)	59
	16. Civil Rights Certifications (included with PHA Plan Certifications)	59
	17. Audit	59
	18. Asset Management	60
	19. Other Information	60

### Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- ☒ Admissions Policy for Deconcentration
- ☒ FY 2001 Capital Fund Program Annual Statement
- ☒ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- ☒ PHA Management Organizational Chart
- ☒ FY 2001 Capital Fund Program 5 Year Action Plan
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<b>X</b>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
<b>Not Applicable</b>	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs <b>Not Applicable</b>
<b>X</b>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
<b>Not Applicable</b>	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs <b>Not Applicable</b>
<b>In Process</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition. <b>In Process</b>
<b>Not Applicable</b>	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing. <b>Not Applicable</b>
<b>Not Applicable</b>	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing <b>Not Applicable</b>
<b>Not Applicable</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership <b>Not Applicable</b>
<b>Not Applicable</b>	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership <b>Not Applicable</b>
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>John XXIII</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<b>X</b>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
<b>Not Applicable</b>	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs <b>Not Applicable</b>
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
<b>X</b>	Fair Housing Plan	Attachment

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<b>X</b>	Project Based Plan Section 8 Implementation and Development Selection	Criteria II

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Locatio n
Income <= 30% of AMI	18,820	5	5	3	2	5	3
Income >30% but <=50% of AMI	15,465	5	5	4	2	5	3
Income >50% but <80% of AMI	16,701	5	5	4	2	4	3
Elderly	7,398	4	3	4	4	3	3
Families with Disabilities	14,877	5	5	3	4	2	4
Race/Ethnicity 1-2	175,264	5	5	4	3	3	3
Race/Ethnicity 1-1	143,854	5	5	4	3	5	5
Race/Ethnicity 2-2	28,125	5	5	4	3	3	4
Race/Ethnicity 4-1	37,330	5	5	4	3	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: 1999
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:

☐ Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2984		360
Extremely low income <=30% AMI	2456	82.3%	
Very low income (>30% but <=50% AMI)	528	17.7%	
Low income (>50% but <80% AMI)	0	0	
Families with children	2168	72.7%	
Elderly families	247	8.3%	
Families with Disabilities	3689	12.4%	
Race/ethnicity 1-2	555	18.7%	
Race/ethnicity 1-1	1863	62.6%	
Race/ethnicity 2-2	322	10.8%	
Race/ethnicity 4-1	92	3.1%	
Race/ethnicity 4-2	105	3.05%	
Race/ethnicity 3-2	37	1.2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
SECTION 8 – WAIT LIST			
Disabilities			
Race/ethnicity 1-2	555	18.7	
Race/ethnicity 1-1	1863	62.6	
Race/ethnicity 2-2	322	10.8	
Race/ethnicity 4-1	92	3.1	
Race/ethnicity 4-2	105	3.05	
Race/ethnicity 3-2	37	1.2	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	N/A		
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? <b>X No</b> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
RIPPLING RIVER – WAIT LIST			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, Identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	125		12
Extremely low income <=30% AMI	118	94.4	

Very low income (>30% but <=50% AMI)	6	4.8	
--	---	-----	--

Housing Needs of Families on the Waiting List <b><i>RIPPLING RIVER – WAIT LIST</i></b>			
Low income (>50% but <80% AMI)	1	.8	
Families with children	0	NA	
Elderly families	42	33.6	
Families with Disabilities	23	18.4	
Race/ethnicity 1-1	32	25.6	
Race/ethnicity 1-2	74	59.2	
Race/ethnicity 2-1	12	9.6	
Race/ethnicity 2-2	0	0	
Race/ethnicity 3-2	3	.24	
Race/ethnicity 4-2	4	.32	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	125	100%	
2 BR	N/A		
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No    Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List <b><i>CONVENTIONAL LOW RENT – WAIT LIST</i></b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, Identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3370 - CV		90

Extremely low income <=30% AMI	2588	76.8%	
Very low income (>30% but <=50% AMI)	702	20.8%	
Low income (>50% but <80% AMI)	80	2.4%	
Families with children	2713	80.5%	
Elderly families	230	6.7%	
Families with Disabilities	183	5.3%	
Race/ethnicity 1-1	2398 = 69.9%	3-2 26 = .8%	
Race/ethnicity 1-2	476 = 13.9%	4-1 80 = 2.3%	
Race/ethnicity 2-1	19 = 6%	4-2 88 = 2.6%	
Race/ethnicity 2-2	335 = 9.8%		
Race/ethnicity 3-1	7 = 2%		
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	598	17.4	9
2 BR	1318	38.4	43
3 BR	1285	37.5	30
4 BR	217	6.3	7
5 BR	14	0.04	1
5+ BR			0

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

*"Apply for Grants under Section 8 NOFA and build Housing Authority owned units through collaborative and partnership."*

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed

- ☒ finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)  
*"Develop partnership with others to maximum funding opportunities for Affordable Housing Development."*

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)  
*"Home Funding in cooperation with CHDO and tax credit fund financing and local resources."*

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance.
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

### **Need: Specific Family Types: The Elderly**

#### **Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: (list below)  
*"Work in conjunction with cities of Seaside, Marina, Monterey and Monterey County to produce elderly housing."*

### **Need: Specific Family Types: Families with Disabilities**

#### **Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☒ Other: (list below)  
*"Apply for special needs vouchers, when funding is available."*

### **Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

#### **Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

#### **Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☒ Other: (list below)  
*"Provide counseling on portability and mobility."*

### **Other Housing Needs & Strategies: (list needs and strategies below)**



## **(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☒ Other: (list below)

*"Waiting list data and Cal Works Plan, LHAC, Homeless Coalition and other non-profits."*

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	<b>\$90,800.00</b>	<b>PH Operations</b>
b) Public Housing Capital Fund	<b>\$1,488,000.00</b>	<b>PH Capital Improve</b>
c) HOPE VI Revitalization	<b>0</b>	
d) HOPE VI Demolition	<b>\$1,000,000.00</b>	<b>Rippling River Demolition</b>
e) Annual Contributions for Section 8 Tenant-Based Assistance	<b>\$20,180,400.00</b>	<b>Section 8 HAP &amp; Admin. Fees</b>
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	<b>\$301,700.00</b>	<b>PH Safety/Security And Supportive Services</b>
g) Resident Opportunity and Self-Sufficiency Grants	<b>0</b>	
h) Community Development Block Grant	<b>0</b>	
i) HOME	<b>0</b>	

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Other Federal Grants (list below)		
Supportive Housing Program	\$298,100.00	Supportive Services and Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	\$2,384,900.00	PH Operations
4. Other income (list below)	0	
4. Non-federal sources (list below)		
CHFA Rental Assistance	\$404,700.00	Rental Operations
Office of Migrant Services	\$299,900.00	Migrant Operations
RHCP Annuity	\$40,300.00	Rental Operations
Other Rentals and Tenant Income	\$1,076,800.00	Rental Operations
Other Incomes	\$716,700.00	Rental Operations
Admin. Fees	\$156,600.00	Operations
Interest Income	\$652,100.00	Operations
Total resources	\$28,091,000.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☒ When families are within a certain number of being offered a unit: (state number)  
**100**

☒ When families are within a certain time of being offered a unit: (state time)  
**90 Days**

☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

“Debt to the Housing Authority of the County of Monterey or any other Housing Authority.”

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement

- agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

*"Through the Monterey Counties Sheriff's Department."*

## **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list  
☐ Sub-jurisdictional lists  
☒ Site-based waiting lists  
☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office  
☒ PHA development site management office  
☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

**Seven (7)**

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? **Two (2)**

3. ☒ Yes ☐ No: May families be on more than one list simultaneously

If yes, how many lists? **Nine (9)**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office  
☒ All PHA development management offices  
☒ Management offices at developments with site-based waiting lists  
☒ At the development to which they would like to apply  
☐ Other (list below)

## **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One  
☒ Two  
☐ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies  
☒ Overhoused  
☒ Underhoused  
☒ Medical justification  
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)  
☐ Resident choice: (state circumstances below)  
☒ Other: (list below)  
*“Schools if in specialized programs to facilitate attendance in special programs.”*

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
☐ Victims of domestic violence  
☒ Substandard housing  
☐ Homelessness  
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability  
☒ Veterans and veterans’ families  
☐ Residents who live and/or work in the jurisdiction  
☒ Those enrolled currently in educational, training, or upward mobility programs  
☐ Households that contribute to meeting income goals (broad range of incomes)  
☒ Households that contribute to meeting income requirements (targeting)  
☒ Those previously enrolled in educational, training, or upward mobility programs  
☒ Victims of reprisals or hate crimes

- ☒ Other preference(s) (list below)  
*“For family unification only; date and time of application, domestic violence; and participation in transitional housing.”*

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability  
☐ Veterans and veterans’ families  
☐ Residents who live and/or work in the jurisdiction  
☐ Those enrolled currently in educational, training, or upward mobility programs  
☐ Households that contribute to meeting income goals (broad range of incomes)  
☐ Households that contribute to meeting income requirements (targeting)  
☐ Those previously enrolled in educational, training, or upward mobility programs  
☐ Victims of reprisals or hate crimes

☒ Other preference(s) (list below)

- i. Working Families
- ii. Families who are actively enrolled in a case management, job training program, transitional housing or other self-sufficiency program.
- iii. Frail Elderly.
- iv. Families with household members who are mentally, physically, or developmentally disabled.
- v. Victims of Disaster.
- vi. Elderly families or families headed by an elderly person.
- vii. Families who reside in substandard housing or who are involuntarily displaced as a result of code enforcement activities

as determined by local code enforcement program officials.

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)  
*Eligibility Orientation and Resident Handbook.*

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☒ Adoption of site based waiting lists  
If selected, list targeted developments below:  
33-2, 33-3, 33-5, 33-9, 33-11, and 33-12
- ☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:  
33-2, 33-7, 33-8, 33-17, 33-18, 33-19
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:  
33-7, 33-8

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:  
33-2, 33-17, 33-18, 33-19

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

*Through the Monterey County Sheriff's Department.*

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug-related activity  
☒ Other (describe below)

*Eviction history and damage to rental units.*

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting lists merged? (select all that apply)

- ☐ None  
☐ Federal public housing  
☒ Federal moderate rehabilitation  
☐ Federal project-based certificate program  
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office  
☒ Other (list below)

*Central Coast for Independent Living, San Andreas Regional Center, Department of Social Services, John XXIII, and City Hall of Cities in County.*

## **(3) Search Time**

a. ☒ Yes ☐ No: Vouchers issued for 120 days or as required for disability.

If yes, state circumstances below:

## **(4) Admissions Preferences**

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

## **Local Preferences for Family Unification Program**

In order to participate in the Family Unification Demonstration Program, a family must be a Family Unification eligible family as defined in (Federal Register). The FUP preferences apply to the Family Unification Program only, and not the regular Section 8 Program. Based upon previous experience of DSS and the Housing Authority in administering the FUP, the following local preferences apply to the FUP only.



1. Families, which are victims of severe and ongoing domestic violence, or sexual abuse (10 Points).
  2. Graduates of Transitional housing program, which addresses sobriety maintenance, living skills, domestic violence counseling, development of positive support networks and family functioning skills (5 Points).
  3. (2001 fup) The Housing Authority for 2001 will develop a program with the Monterey County Department of Social Services, Children's Services Division, whereby a portion of the Family Unification Allocation (if funded) will be utilized for an independent living skills program for youth aging out of foster care, and who will be homeless without such a program whereby housing and services are linked to develop living skills in youth aged 18-24 for a two year period. It is anticipated that a non-profit agency will master lease a facility and lease units to the youth. (5Points)
  4. Families who meet all other criteria of the FUP and do not have a substance abuse factor in the placement of their children in-out of home care, or the imminent placement in-out of home care, i.e., living in substandard, dilapidated, or overcrowded housing (1Point).
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Local Preferences 50% all have the same weight, and are ranked by the Ranking Point System and date and time of application.

- (5) a. Frail Elderly. (10 Points)
- (5) b. Families living in a rental rehabilitation project. (10 Points)
- (4) c. Formerly homeless families or homeless families actively enrolled in a case management, transition housing, or

- other self-sufficiency programs. (15 Points)
- (5) d. Families participating in Self Sufficiency Programs.(15 Points)
  - (5) e. Families living in moderate rehabilitation and/or project-based program units whose health, welfare, or safety is threatened, or families who have provided drug related criminal activity testimony. (10 Points)
  - (5) f. Families that need to move closer to medical and/or social services facilities. (10 Points)
  - (3) g. Victims of disasters as verified by FEMA, the American Red Cross or other disaster assistance agency. (30 Points)
  - (4) h. Families who reside in substandard housing, or who are involuntarily displaced or about to be involuntarily displaced as a result of code enforcement activities as determined by local Housing Code Enforcement Program Officials. (15 Points)
  - (5) i. Elderly families or families headed by an elderly person. (10 Points)
  - (5) j. Families with household members who mentally/physically/developmentally disabled. (10 Points)
  - (3) k. Families who have been diagnosed with a medical condition as severe/terminal, resulting in a medical crisis which may require continuous care services in the home. (30 Points)

Additional Ranking Points for the following:

Veteran 10 Points

Remaining 50% to be housed by date and time of application wit Additional points for Veterans and local residents.

(2) Veteran 10 Points

Date and Time of Application 50%: the remaining 50% will be ranked According to date and time of application and additional points for the Following:

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

☐ 1 Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☐ 2 Veterans and veterans’ families

☐ 2

- ☐ Those enrolled currently in educational, training, or upward mobility programs
  - ☐ Households that contribute to meeting income goals (broad range of incomes)
  - ☐ Households that contribute to meeting income requirements (targeting)
  - ☐ Those previously enrolled in educational, training, or upward mobility programs
  - ☐ Victims of reprisals or hate crimes
  - ☐ Other preference(s) (list below)
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- ☒ Date and time of application
  - ☐ Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- ☐ This preference has previously been reviewed and approved by HUD
  - ☐ The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- ☒ The PHA applies preferences within income tiers
  - ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- ☒ The Section 8 Administrative Plan
  - ☒ Briefing sessions and written materials
  - ☒ Other (list below) *The Family Handbook and Briefing Packet.*
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- ☒ Through published notices
  - ☒ Other (list below) *Public Advertising in News Media.*

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

**Chp. #6 A.O.P.**

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member  
☒ For increases in earned income  
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- ☐ For household heads  
☐ For other family members  
☐ For transportation expenses  
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families  
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)  
(select one)

- ☐ Yes for all developments  
☐ Yes but only for some developments  
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments  
☐ For all general occupancy developments (not elderly or disabled or elderly only)  
☐ For specified general occupancy developments  
☐ For certain parts of developments; e.g., the high-rise portion  
☐ For certain size units; e.g., larger bedroom sizes  
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study  
☐ Fair market rents (FMR)  
☐ 95<sup>th</sup> percentile rents  
☐ 75 percent of operating costs  
☐ 100 percent of operating costs for general occupancy (family) developments  
☐ Operating costs plus debt service  
☐ The "rental value" of the unit  
☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never  
☐ At family option  
☒ Any time the family experiences an income increase  
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_  
☒ Other (list below) *Change in Family Composition and decreases income.*

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing

- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)  
*Fair Market Rents for Section 8 Program.*

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☐ Annually
- ☒ Other (list below)  
**Quarterly**

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)

*Monthly Review of Area Rents.*

### **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	<b>693</b>	<b>70</b>
Section 8 Vouchers	<b>3514</b>	<b>360</b>
Section 8 Certificates	<b>0</b>	<b>0</b>
Section 8 Mod Rehab	<b>48</b>	<b>8</b>
Special Purpose Section 8 Certificates/Vouchers (list individually)	<b>12</b>	<b>3</b>
Public Housing Drug Elimination Program (PHDEP)	<b>33-1, 33-17, 33-18, 33-7, 33-14</b>	<b>100/159</b>
Other Federal Programs(list individually)	Supportive Housing, Home Grants, Farm Labor Housing, Projects Based Section 8 P.V., Federal Tax Credit Programs; Tax Exempt Bond Programs	

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

**A.O.P. – Administrative Occupancy Policy**

(2) Section 8 Management: (list below)

**Section 8 Administrative Plan**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

**Chp. #13 - A.O.P.**

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☒ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

**Chp. #19 – Section 8 Administrative Plan**

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.



## **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☐

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

☒

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the County of Monterey		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA39P03350101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 07-01-2001
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	150,000			
3	1408 Management Improvements	20,000			
4	1410 Administration	100,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	141,800			
10	1460 Dwelling Structures	971,802			
11	1465.1 Dwelling Equipment—Nonexpendable	124,600			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	20,000			

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the County of Monterey		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA39P03350101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 07-01-2001
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,548,202			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of the County of Monterey</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No:CA39P03350101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 07-01-2001</b>		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-1 Hacienda	Gutters and Downspouts Appliances	1460 1465.1		33,500 62,500				
CA33-Gabilan Vista	Landscaping	1450		15,000				
CA33-3 Casa Santa Lucia	Appliance Range Hoods	1465.1 1465.1		30,000 4,500				
CA33-7 44 Natividad	Landscaping Repair Exterior Stoops Exterior Painting	1450 1460 1460		10,000 28,000 59,202				
CA33-8 1025 Sanborn	Replace Roofing Secure Steps	1460 1460		37,000 2,000				
CA33-8 1039 Sanborn	Secure Steps	1460		2,000				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No:CA39P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 07-01-2001		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-8 1058 Sanborn	Replace Roofing	1460		42,400				
CA33-10 Laurel and Sanborn 1029 Rider	Replace Roofing Replace Flooring	1460 1460 1460		15,000 10,000				
CA33-10 Laurel and Sanborn 1011 Laurel	Landscaping Exterior Lighting Appliances Repair Electrical Repair Plumbing Repair Flooring Exterior Painting	1450 1460 1465.1 1460 1460 1460 1460		5000 2,500 10,000 15,000 15,000 15,000 25,000				
CA33-10 Laurel and Sanborn 1111 Alamo	Exterior Painting Landscaping Exterior Lighting	1460 1450 1460		16,000 50,000 4,500				
CA33-11 541 Watson 242 Montecito	Exterior Painting Fencing	1460 1450		35,000 15,000				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No:CA39P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 07-01-2001		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-14 Northridge Plaza	Landscaping	1450		15,000				
CA33-17 1569 Colusa	Roofing Replacement	1460		7,500				
	Exterior Painting	1460		2,400				
	Termite Treatment	1460		300				
	Fencing Replacement	1450		3,000				
	Concrete Repair	1450		600				
	Entry Door Replacement	1460		600				
	Plumbing Improvements	1460		1,800				
	Electrical Upgrade	1460		2,400				
	Kitchen Modernization	1460		12,000				
	Bathroom Modernization	1460		12,000				
CA33-17 1062 Sanborn	Landscaping	1450		6,000				
	Fence Repair	1450		6,000				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No:CA39P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 07-01-2001		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-17 514 Alvin	Exterior Painting	1460		3,000				
	Roofing Replacement	1460		4,000				
	Termite Treatment	1460		5,000				
	Bathroom Improvements	1460		2,500				
	Kitchen Improvements	1460		3,200				
	Plumbing Improvements	1460		1,000				
	Electrical upgrade	1460		500				
	Appliance Replacement	1465.1		500				
CA33-18 1744 Cherokee	Renovate Kitchen	1460		10,000				
	Appliances	1465.1		800				
CA33-18 1113 D Street	Kitchen Modernization	1460		60,000				
	Bathroom Modernization	1460		42,000				
	Replace Flooring	1460		15,000				
	Exterior Lighting	1460		5,000				
	Appliances	1465.1		4,000				
	Plumbing Improvements	1460		5,000				
	Electrical Upgrade	1460		5,000				
CA33-18 737 Mae Street	Replace Roof	1460		10,000				
	Sump Pump Installation	1460		500				

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No:CA39P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 07-01-2001		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-18 1824 Wood Street	Replace Roofing	1460		15,000				
	Replace Flooring	1460		10,000				
	Bathroom Modernization	1460		28,000				
	Appliances	1465.1		2,500				
	Fencing	1460		2,500				
	Kitchen Modernization	1460		48,000				
CA33-18 540/312 Williams	Replace Flooring	1460		5,000				
	Kitchen Modernization	1460		60,000				
	Bathroom Modernization	1460		42,000				
	Landscaping	1450		2,000				
	Plumbing Improvements	1460		2,000				
	Electrical Improvements	1460		2,000				
	Replace Heating	1460		5,000				
CA33-18 18320 Van Buren	Kitchen Modernization	1460		10,000				
	Bathroom Modernization	1460		7,000				
	Plumbing Improvements	1460		2,000				
	Electrical Improvements	1460		2,000				
	Fencing Replacement	1450		4,200				



## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

#### Part II: Supporting Pages

PHA Name: Housing Authority of the County of Monterey		Grant Type and Number Capital Fund Program Grant No:CA39P03350101 Replacement Housing Factor Grant No:				Federal FY of Grant: 07-01-2001		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-18 18861 Hoover	Retaining Wall	1450		1,500				
	Replace Heating	1460		5,000				
	Kitchen Modernization	1460		10,000				
	Bathroom Modernization	1460		7,000				
	Plumbing Improvements	1460		2,000				
	Electrical Improvements	1460		2,000				
	Appliances	1465.1		800				
	Fencing	1450		6,000				
CA33-18 1775/1780 Elkington	Install Washroom	1460		20,000				
	Landscaping	1450		2,500				
	Plumbing Improvements	1460		20,000				
	Electrical Improvements	1460		20,000				
	Replace Flooring	1460		35,000				
	Appliances	1465.1		9,000				
	Roof Replacement	1460		42,500				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of the County of Monterey</b>			<b>Grant Type and Number</b> Capital Fund Program Grant No:CA39P03350101 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 07-01-2001</b>		
		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA33-All	Operations	1406		150,000				
	Management Improvements	1408		20,000				
	Administration	1410		100,000				
	Relocation Costs	1495.1		10,000				
	Contingency	1502		20,000				
	Fees and Costs	1430		10,000				

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: <b>Housing Authority of the County of Monterey</b>		<b>Grant Type and Number</b> Capital Fund Program No: Ca39P03350101 Replacement Housing Factor No:				<b>Federal FY of Grant: 07-01-2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
CA33-All	3/31/03			9/30/04			

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name: <b>Housing Authority County of Monterey</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005
CA33-8 Scattered Sites, (Del Monte Plaza) 1415 Del Monte Ave., Salinas	Annual Statement	\$513,654			
CA33-11 541 Watson & 242 Montecito, Monterey		\$174,000			\$36,500
CA33-14 (Northridge Plaza), 1511,1513, &1515 Wheeler, Salinas		\$290,554		\$315,000	
CA33-17 Scattered Sites, 1259 Del Monte Ave., Salinas		36,000			
PHA Wide Management Improvements		\$30,000	\$30,000	\$30,000	\$40,000
CAA33-1 (Hacienda Plaza) 134 E. Rossi St., Salinas			\$180,000		

CA33-3 (Casa Santa Lucia) 8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> & Belden Sts., Gonzales			\$60,000		
CA33-5 (Casa de Oro), 48 "C" St., Gonzales			\$158,000		\$85,000
CA33-6 (Rider Manor), 1030 Rider Ave., Salinas			\$103,000		\$15,000
CA33-7 44 Natividad Rd., Salinas			\$212,343		\$20,000
CA33-2 (Gabilan Vista), Gabilan Circle, Gonzales				\$160,000	
CA33-18 Scattered Sites, 24 N. Wood St., Salinas				\$48,000	
CA33-18 Scattered Sites, 18320 Van Buren, Salinas				\$6,650	\$4,200
CA33-18 Scattered Sites, 18861 Hoover, Salinas				\$20,000	
CA33-18 Scattered Sites, 775/780 Elkington, Salinas				\$367,000	

CA33-9 (Rippling River), 53 E. Carmel Valley Road, Carmel Valley					\$129,708
CA33-10 Laurel & Sanborn, Scattered Sites, 1029 Rider Ave., Salinas					\$25,000
CA33-18 Scattered Sites (SFD), 1744 Cherokee, Salinas					\$8,000
CA33-17 Scattered Sites, 1062 N. Sanborn Road, Salinas			\$132,500		
CA33-17 Scattered Sites (SFD), 13073 Aurthor Street, Salinas			\$8,000		\$4,000
CFP Funds Listed for 5- year planning		\$1,044,208	\$883,843	\$946,650	\$367,408
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2002 PHA FY: 2002			Activities for Year: <u>3</u> FFY Grant: 2003 PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
e	Se CA33-8 Scattered Sites, (Del Monte Plaza), 1415 Del Monte Ave., Salinas	New Community Center Playground <u>Replacement</u>	\$488,654 \$25,000	CAA33-1 (Hacienda Plaza) 134 E. Rossi St., Salinas	Demolition of old <u>Maintenance Buildings</u> Construct Playgrounds <u>Landscape Improvements</u> Dumpster Enclosures	\$25,000 \$75,000 \$40,000 \$40,000
Annual	CA33-11 541 Watson & 242 Montecito, Monterey	<u>Landscaping</u> <u>Roof Replacement</u> <u>Plumbing Improvements</u> <u>Electrical Improvements</u> <u>Kitchen Modernization</u> <u>Bathroom</u> <u>Modernization</u> <u>Interior Wall &amp; Ceiling</u> <u>Repair/Paint</u> <u>Flooring Replacement</u>	\$500 \$34,500 \$15,000 \$6,000 \$42,000 \$31,000 \$30,000 \$15,000	CA33-3 (Casa Santa Lucia) 8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> & Belden Sts., Gonzales	<u>Storage Sheds</u>	\$60,000
Statement	CA33-14 (Northridge Plaza), 1511, 1513, & 1515 Wheeler, Salinas	<u>Roofing Replacement</u> <u>Gutters and Downspouts</u> <u>Water Shut-Off Valves</u>	\$212,000 \$58,554 \$20,000	CA33-5 (Casa de Oro), 48 "C" St., Gonzales	<u>Plumbing Improvements</u> <u>Electrical Improvements</u> <u>Heating System Upgrade</u> <u>Appliance Replacement</u> <u>Elevator Upgrade</u> <u>Retaining Wall</u> <u>Fencing Improvements</u> <u>Exterior Lighting</u>	\$40,000 \$10,000 \$25,000 \$20,000 \$25,000 \$20,000 \$8,000 \$10,000

	CA33-17 Scattered Sites, 1259 Del Monte Ave., Salinas	<u>Playground Appliances</u>	\$25,000 \$11,000	CA33-6 (Rider Manor), 1030 Rider Ave., Salinas	<u>Gutter &amp; Downspouts</u> <u>Exterior Siding</u> <u>Enclose Carports</u> <u>Upgrade Decks</u> <u>Site Concrete Repair</u> <u>Landscape Improvements</u>	\$20,000 \$20,000 \$25,000 \$18,000 \$10,000 \$10,000
	PHA wide Management Improvements	<u>Computer/ Telecommunications Upgrade</u>	\$30,000	CA33-7 44 Natividad Rd., Salinas	<u>Playground Replacement</u> <u>Paving Improvements</u> <u>Fencing Improvements</u> <u>Sewage System Upgrade</u> <u>Exterior Lighting Improvements</u>	\$25,000 \$30,000 \$88,000 \$50,000 \$19,343
				CA33-17 Scattered Sites, 1062 N. Sanborn Road, Salinas	<u>Roofing Replacement</u> <u>Kitchen Renovation</u> <u>Bathroom Renovation</u> <u>Interior Patching &amp; Painting</u> <u>Appliance Replacement</u> <u>Plumbing Improvements</u> <u>Electrical Upgrades</u> <u>Flooring Replacement</u>	\$26,500 \$32,000 \$24,000 \$20,000 \$5,000 \$8,000 \$6,000 \$11,000
				Ca33-17 Scattered Sites (SFD) 13073 Arthur Street, Salinas	<u>Bathroom Improvements</u> <u>Kitchen Improvements</u> <u>Appliance Replacement</u> <u>Landscape Improvements</u> <u>Door Replacement</u>	\$2,500 \$2,000 \$500 \$1,500 \$1,500
				PHA wide Management Improvements	<u>Computer/ Telecommunications Upgrade</u>	\$30,000
				CA33-5 (Casa de Oro), 48 "C" St., Gonzales	<u>Entry Doors</u>	\$13,000
Total CFP Estimated Cost			\$ 1,044,208			\$ 883,843

Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: PHA FY:			Activities for Year: <u>5</u> FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
,CA33-2 (Gabilan Vista), Gabilan Circle, Gonzales	<u>Playground replacement</u> <u>Flooring Replacement</u> <u>Furnace Replacement</u>	\$55,000 \$72,000 \$33,000	CA33-6 (Rider Manor), 1030 Rider Ave., Salinas	Paving	\$15,000
CA33-14 (Northridge Plaza), 1511, 1513, & 1515 Wheeler, Salinas	<u>Exterior Painting</u> <u>Playground</u>	\$150,000 \$165,000	CA33-5 (Casa de Oro), 48 "C" St., Gonzales	<u>Exterior Painting</u> <u>Paving Improvements</u>	\$60,000 \$25,000
CA33-18 Scattered Sites, 24 N. Wood Street, Salinas	<u>Kitchen Modernization</u>	\$48,000	CA33-7 <b>44 Natividad Rd., Salinas</b>	<u>Site Concrete Repair</u>	\$20,000



CA33-18 Scattered Sites, 18320 Van Buren, Salinas	Roofing Replacements	\$6,650	CA33-9 (Rippling River), 53 E. Carmel Valley Road, Carmel Valley	Exterior Paint Replace Gutters and <u>Downspouts</u> Sewage System Repair <u>Replace Water Heaters</u>	\$68,468 \$20,000 \$32,240 \$9,000
CA33-18 Scattered Sites, 18861 Hoover, Salinas	<u>Roofing Replacement</u>	\$20,000	CA33-10 Laurel & Sanborn, Scattered Sites, 1029 Rider Ave., Salinas	Exterior Painting	\$25,000
CA33-18 Scattered Sites, 775/780 Elkington, Salinas	<u>Bathroom Modernization</u> <u>Kitchen Modernization</u> <u>Playground</u>	\$156,000 \$156,000 \$55,000	CA33-11 541 Watson & 242 Montecito, Monterey	Paving	\$36,500
PHA wide Management Improvements	Computer/ <u>Telecommunications Upgrade</u>	\$30,000	Ca33-17 Scattered Sites (SFD) <i>13073 Arthur Street, Salinas</i>	<u>Concrete Repair</u>	\$4,000
			CA33-18 Scattered Sites (SFD), 1744 Cherokee, Salinas	<u>Painting</u> <u>Concrete Repair</u>	\$3,000 \$5,000
			CA33-18 <i>Scattered Sites, 18320 Van Buren, Salinas</i>	Concrete Repair	\$4,200
			PHA wide Management Improvements	Computer/ Telecommunications <u>Upgrade</u>	\$40,000
Total CFP Estimated Cost		\$ 946,650			\$ 367,408

## **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☐ Yes ☒ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:  
(Possibly Rippling River)

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:  
(Rippling River if possible)

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description:

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Rippling River
1b. Development (project) number: 33-9
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(05/30/01)</u>
5. Number of units affected: 79
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: July 1, 2002 b. Projected end date of activity: June 30, 2006

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: <i>Rippling River</i>
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/31/01)</u> <i>Rippling River</i>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 79 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	<i>Depending upon Assessment.</i>
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

### **B. Section 8 Tenant Based Assistance**

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☒ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 05/12/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals  
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)  
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- ☒ Jointly administer programs: *Family Unification Program, Pueblo de Mar, Welfare-to-Work.*
- ☒ Partner to administer a HUD Welfare-to-Work voucher program
- ☒ Joint administration of other demonstration program: *Mainstream with disabilities.*
- ☒ Other (describe): *Pueblo del Mar Transitional Housing Program, Family Self Sufficiency program and Public Housing Client Referral.*

**B. Services and programs offered to residents and participants**

**(1) General**

**a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

**b. Economic and Social self-sufficiency programs**

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Boys & Girls Club	25	As apply	Resident Center 1415 Del Monte	Resident of PH
Door-to Door ESL	40	Need	Resident Homes	Residents of PH
Second Change Youth Program i.e., Esteem Building and Parenting Classes	15	As apply referrals	Several Complexes Outreach door-to door	Residents of PH



Craft Workshops-Learn how to do crafts that will sell for higher prices	30	As apply	1415 Del Monte 239 Calle Cebu	Residents of PH
Classes and Workshops to raise skill levels and self-image, i.e., Sewing, farming, becoming Independent service provider	15	As apply	1415 Del Monte 239 Calle Cebu	Residents of PH
Girls Scouts	20	As apply	239 Calle Cebu	Residents of PH
Boy Scouts and Cub Scouts	15	As apply	1415 Del Monte 239 Calle Cebu	Residents of PH
Citizenship	10	As apply		Residents of PH

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	4	04/01-31-01
Section 8	166	166/01-31-01

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

### **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

### **D. Reserved for Community Service Requirement pursuant to section 12(c) of the**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

33-1 and 33-7

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other (describe below): Contract with Salinas Police and Drug Elimination

Grant.

2. Which developments are most affected? (list below)

**33-1, 33-7, 33-8, 33-14, 33-17**

### **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☒ Other activities (list below): *Department of Justice Weed-n-Seed.*

2. Which developments are most affected? (list below)

33-1 and 33-7

### **D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Chapter 10 of A.O.P.

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)

2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - ☐ Not applicable
  - ☐ Private management
  - ☐ Development-based accounting
  - ☐ Comprehensive stock assessment
  - ☒ Other: (list below): *Capital needs long-term assessment on each property.*
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - ☐ Attached at Attachment (File name)
  - ☒ Provided below: 1) At 1415 Wheeler Drive tenants requested lights in between building #3.  
2) At 44 Natividad it was requested that the outside of the building be painted.
3. In what manner did the PHA address those comments? (select all that apply)
  - ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
  - ☐ The PHA changed portions of the PHA Plan in response to comments  
List changes below:

- ☒ Other: (list below) 1) Informed the tenants that the lights would be installed within six months with funds from the Drug Elimination Grant.  
2) We informed the tenants that the building will be painted in physical year 2001 as outlined in the Five Year Action Plan for Capital Funds.

**B. Description of Election process for Residents on the PHA Board**

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

**3. Description of Resident Election Process**

**a. Nomination of candidates for place on the ballot: (select all that apply)**

- ☐ Candidates were nominated by resident and assisted family organizations  
☐ Candidates could be nominated by any adult recipient of PHA assistance  
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot  
☐ Other: (describe)

**b. Eligible candidates: (select one)**

- ☐ Any recipient of PHA assistance  
☐ Any head of household receiving PHA assistance  
☐ Any adult recipient of PHA assistance  
☐ Any adult member of a resident or assisted family organization  
☐ Other (list)

**c. Eligible voters: (select all that apply)**

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)  
☐ Representatives of all PHA resident and assisted family organizations  
☐ Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)  
*Monterey, Seaside, Salinas and Monterey County.*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)  
*Monterey, Seaside, Salinas and Monterey County.*
- ☒ The PHA has based its statement of needs of families in the jurisdiction on the

- needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
*More coordinated meeting with city and county representatives.*
- ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

#### **Attachments**

Use this section to provide any additional attachments references in the Plans.

## **TABLE OF CONTENTS**

### **BOOK 1**

- A. Housing Needs Analysis**
- B. Admissions and Continued Occupancy Plan for the Public Housing Program**
- C. Section 8 Administrative Plan**
- D. Household Pest Abatement Policy**
- E. Five Year Action Plan**
- F. Memorandum of Agreement – Family Unification Program**
- G. Family Self-Sufficiency Program Action Plan**
- H. Drug Elimination Strategic Plan**
- I. Application for Funding Public Housing Drug Elimination Program**
- J. Financial Statements – Year Ended June 30, 2000**
- K. Monterey County Welfare – to – Work Vouchers Plan**
- L. 2000/2001 Budget for Projects CA33 001/019**
- M. Organizational Chart**
- N. Resolution 2098**
- O. Certification for a Drug-Free Workplace (HUD Form 50070)**
- P. Certification of Payments to Influence Federal Transaction (HUD Form 50071)**
- Q. Disclosure of Lobbying Activities (standard Form – LLL)**
- R. Local Certification of Consistency with the Consolidated Plan**
- S. Public Housing Drug Elimination Program Plan (HUD 50075 – PHDEP Plan)**
- T. Project Based Section 8 Implementation Plan and Development Selection Criteria*
- U. Fair Housing Plan**
- V. List of Housing Authority Resident Advisory Council Membership**

# Public Housing Drug Elimination Program Plan

**Note:** THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

## Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

## Section 1: General Information/History

**A. Amount of PHDEP Grant \$** 482,230

**B. Eligibility type (Indicate with an "x")** N1 X N2 \_\_\_\_\_ R \_\_\_\_\_

**C. FFY in which funding is requested** 1999, 2000 and 2001

### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The year 2000 PHDEP plan is designed to address the lack of activities, skills and support that are needed for individuals and families to develop safe, healthy and self-sufficient lives. The Second Chance Youth Program will provide youth and parental activities and training to reduce the incidence of drug abuse and violence. The Family Service Agency of Monterey County and a Tutoring/Mentoring program, for young and old, will provide support as life changes are made. An intense English as a Second Language program and other academic classes will allow residents to participate and benefit from the opportunities available. After-school activities will allow youth to develop new interests while reducing the opportunity for inappropriate behavior.

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
33-1	100	400
33-7	40	130
33-8	45	300
33-14	80	235
33-17	27	120

### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_\_\_ 15 Months \_\_\_\_\_ 24 Months X Other \_\_\_\_\_

### 3. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	238,373	CA01DEP0330195	Closed		
FY 1996	149,260	CA01DEP0330196	Closed		
FY 1997	203,400	CA01DEP0330197	\$3900.00		06/30/01
FY 1998	203,400	CA01DEP0330198	\$4,000.00		06/30/01
FY 1999	152,639	CA01DEP0330199	\$115,000.00		03/03/02
FY 2000	159,081	CA01DEP0330100	\$150,000.00		09/30/02
FY 2001	170,510	CA39DEP0330101	\$170,510.00		09/30/03

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The PHDEP plan is designed to address the systemic causes of drug abuse, gang affiliation and violent behavior. Second Chance Youth Program will offer training and guidance to residents in order to raise awareness of abuse and change behavioral norms. The Family Services Agencies of Monterey County will provide needed counseling and support for residents as attitudes and beliefs are modified. Other partners will provide additional support to facilitate these changes. Increased staff will allow the personal resident contact necessary for optimal change to occur. Evaluation of the PHDEP program by residents, staff and partners will take place quarterly. Assessments will include quantitative and qualitative data from program staff and feedback from participating residents. The outcome of the team’s findings will be incorporated into plan modifications.

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>01 - 03</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	15,000.00
9160 - Drug Prevention	434,730.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	32,500.00
<b>TOTAL PHDEP FUNDING</b>	<b>482,230.00</b>





## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. N/A							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. N/A							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. N/A							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$ -0-		
Goal(s)	Provide adequate lighting in evenings throughout complexes.						
Objectives	Increase safety for residents and their families.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide Gate at 33-4			9/1/01	6/30/02	15,000	N/A	Safer complexes
. Lighting at 33-1, 33-7							
and 33-14							

9160 - Drug Prevention					Total PHDEP Funding: \$ 434,730.00		
Goal(s): reduce the incidence of gang participation, criminal act and drug usage.							
Objectives: Increase the quality of life for residents of public housing.							
Proposed Activities	# of erson Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
							Participation and Pre and Post Test
1. Second Chance	100	All Residents	7/20/00	9/30/03	68,569	N/A	
2. Family SUS Agency	100	All Residents	7/20/00	9/30/03	47,000	N/A	
3. Youth Program and	150	Youth	7/20/00	9/30/03	20,000	N/A	
Mentoring Act							
4. ESL Contractors Supplies	100	All Res.	7/20/00	9/30/03	30,000	N/A	

9170 - Drug Intervention					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. N/A							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$ -0-		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. N/A							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$ 20,000		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Training for Eval			1/1/00	7/20/02	5,000	N/A	Consultant's Report
2. Personnel Cost Eval			1/1/00	7/20/02	15,000	N/A	"
" " "			7/1/01	9/30/03	5,000	N/A	"

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				0
9120				0
9130				0
9140				0
9150	1	3750.00		15,000.00
9160	1, 2,3 and 4	39,643.00		158,569.00
9170				
9180				
9190			1,2	20,000.00
<b>TOTAL</b>		<b>43,393.00</b>		<b>193,569.00</b>

### **Section 4: Certifications**

“PHA Certifications of Compliance with the PHA Plan and Related Regulations.”